



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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Planning & Land Use Management
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Zoning Board of Adjustment

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MANCHESTER ZONING BOARD OF ADJUSTMENT VIRTUAL PUBLIC HEARING / LIMITED BUSINESS MEETING

Thursday, June 10, 2021 – 6:00 PM

Watch live on Channel 22 Manchester Public Access Television or

Stream Live at <https://www.manchestertv.org/22>

Note: Due to the emergency orders issued by the Governor as well as the guidance of public health officials, there will be no physical location in which to attend the meeting. **PUBLIC COMMENTS** may be submitted at any time up to the close of the public hearing for each case by email sent to ZBA@manchesternh.gov or a voice message called into (603) 792-6736. All comments must include your name and address and the case number. It is recommended that public comment be submitted by email, however you may also attend the meeting through our webinar software by sending an email to the aforementioned address on the day of the meeting and requesting an invitation to participate.

I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

II. **PUBLIC HEARING:**

1. **ZBA2021-048**
30 Mechanic Street, CBD Zoning District, Ward 3

Scott Auberton (Agent) proposes to erect two illuminated wall signs of 13.1 SF each at the northeast corner of the building along Mechanic Street and maintain a 17.4 SF wall sign on the Stark Street façade, resulting in ten signs total where seven are allowed and seeks a variance from section **9.09(A)2** Signs (3 counts) of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 30, 2021.

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2. **ZBA2021-046**
97 Sheffield Road, IND Zoning District, Ward 8

Dennis Vergato (Agent) proposes to establish an automotive towing service with outside storage of vehicles without being completely enclosed with an 8' solid fence, and with outdoor storage for a landscaping and irrigation installation company without being completely enclosed with an 8' solid fence and seeks a variance from sections **5.10(I)4** Automotive Repair and Towing Service, **8.28** Outside Storage of Vehicles, and **8.11** Fence Required for Building Contractor Yard of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 3, 2021.

3. **ZBA2021-049**
59 Sheffield Road, IND Zoning District, Ward 8

David Blacksmith (Agent) proposes to establish a congregate housing facility in an Industrial District, maintain two parking spaces in the front yard that are undersized and within 4' of the building and without parking bumpers within 10' of the street lot line and seeks a variance from sections **5.10(A)10** Congregate Housing, **10.09(A)** Parking Setbacks (3 counts), **10.06(A)** Parking Layout and **10.07(K)1** Parking Bumpers of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 30, 2021.

4. **ZBA2021-050**
4 Paris Terrace, R-2 Zoning District, Ward 11

Jean Fredette proposes to create an additional parking space on a corner lot within 4' from the garage and side lot line and seeks a variance from section **10.09(B)** Parking Setbacks (2 counts) of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 3, 2021.

5. **ZBA2021-051**
48 Chapleau Avenue, R-2 Zoning District, Ward 11

Scott Fredette proposes to create a parking space partially in the front yard and 1.5' from the building where 4' is required and seeks a variance from section **10.09(B)** Parking Setbacks (2 counts) of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 3, 2021.

6. **ZBA2021-052**
17 Purdue Street, R-1B Zoning District, Ward 8

Stephen Venkatasami proposes to maintain two front yard parking spaces with one space within 4' of the front and side lot lines, maintain two sheds in the side yard within the required side yard setback for principal structures, as well as maintain a deck with a 25.9' rear yard setback where 30' is required and seeks a variance from sections **10.09(B)** Parking Setbacks (4 counts), **8.29(A)2** Accessory Structures and Uses (2 counts) and **6.03(B)** Rear

Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 3, 2021.

7. **ZBA2021-053**
2036-2038 Candia Road, R-1A Zoning District, Ward 6

A. Eli Leino, Esq. (Agent) proposes to construct a two-family dwelling in the R-1A zoning district on a lot with buildable land area of 22,300 SF where 25,000 SF is required, with lot frontage and lot width of 113' where 200' is required, with side yard setbacks of 27' and 27.8' where 40' is required and with two front yard parking spaces and seeks a variance from sections **5.10(A)5** Two-Family Dwelling, **6.01** Minimum Buildable Lot Area, **6.02** Minimum Lot Frontage, **6.02** Minimum Lot Width, **6.03** Side Yard Setback (2 counts) and **10.09(B)** Parking Setbacks of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 17, 2021.

8. **ZBA2021-054**
780 Wellington Road, R-SM Zoning District, Ward 2

Tamburla Poirier proposes to maintain a parking space in the front yard and maintain a 6' high fence in the front yard where 4' is allowed and seeks a variance from sections **10.09(B)** Parking Setbacks and **8.27(B)** Fences Walls of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 24, 2021.

9. **ZBA2021-056**
340 Varney Street, R-2 Zoning District, Ward 10

Robert Duval (Agent) proposes to construct a retaining wall to allow for the construction of a basketball court, with a 6' high fence on top of the wall where 4' is allowed and where the resulting height of the fence and wall is 10' in the side yard where 6' is allowed and 12' in the rear yard where 8' is allowed, and where the basketball court exceeds the 600 SF allowed for accessory uses in the side yard, as well as a swing area partially located within the front yard and seeks a variance from sections **8.27(B)** Height of Fences and Walls, **8.27(C)** Fences on Walls, **8.29(A)1** Accessory Structures and Uses in the Front Yard and **8.29(A)2** Accessory Structures and Uses in the Side Yard of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 26, 2021.

10. **ZBA2021-057**
650 Elm Street, CBD Zoning District, Ward 3

Marc Van Zanten, Esq. (Agent) proposes to erect a free standing monument sign with internal lighting and seeks a variance from section **9.09(D)** Signs of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 26, 2021.

11. **ZBA2021-059**
257 and 271 Mammoth Road, B-2 Zoning District, Ward 5

Mike Hammer (Agent) proposes to adjust the lot line between properties at 257 and 271 Mammoth Rd. by subdividing 102,453 SF of lot area from 271 Mammoth Rd. and consolidating with 257 Mammoth Rd., where the resulting lot at 257 Mammoth Rd. has parking spaces 0' from the lot line without the required 10' landscaped perimeter and without parking bumpers, with lot coverage of 86% where 75% is allowed and with an accessory structure within the required rear and side yard setbacks and where the resulting lot at 271 Mammoth Rd. also has parking spaces 0' from the lot line without the required 10' landscaped perimeter and without parking bumpers, as well as an existing free-standing sign that is 3' from the front lot line where the 1997 permit required a setback of 5' from the front lot line and seeks a variance from sections **10.07(G)** Landscaping, **10.07(K)1** Parking Bumpers, **6.04** Lot Coverage and **8.29(B)** Accessory Structures and Uses at 257 Mammoth Road and **10.07(G)** Landscaping, **10.07(K)1** Parking Bumpers and **9.09(A)1** Signs at 271 Mammoth Road of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 28, 2021.

III. BUSINESS MEETING:

1. **ADMINISTRATIVE MATTERS:**

1. **Review and approval of the ZBA Minutes of April 8, 2021 and May 13, 2021**
2. **Any other business items from the ZBA staff or Board Members.**

<p>Full text of the agenda items is on file for review in the Planning & Community Development Department. The order of the agenda is subject to change on the call of the Chairman.</p>
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